ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, October 03, 2016 David Gebhard Public Meeting Room: 630 Garden Street 1:00 P.M.

BOARD MEMBERS: KIRK GRADIN, *Chair*

SCOTT HOPKINS, Vice Chair

THIEP CUNG

COURTNEY JANE MILLER

KEVIN MOORE

AMY FITZGERALD TRIPP WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: FRANK HOTCHKISS

PLANNING COMMISSION LIAISON: JOHN CAMPANELLA

PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor

SUSAN GANTZ, Planning Technician

KRYSTAL M. VAUGHN, Acting Commission Secretary

Website: www.SantaBarbaraCA.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. Items are reviewed in a sequential manner as listed on the Consent Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the consent agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Agenda reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at www.SantaBarbaraCA.gov/ABR. If you have any questions or wish to review the plans, please contact Susan Gantz, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 3311 or by email at SGantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street during normal business hours. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the ABR during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the ABR Commission Secretary at (805) 564-5470, extension 7543 or by email at <u>ABRSecretary@SantaBarbaraCA.gov</u>. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

NOTICE: On Thursday, September 29, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCA.gov/ABR.

PUBLIC COMMENT: Any member of the public may address the Architectural Board of Review Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. Public comment submitted prior to the scheduled meeting can be submitted via email ABRSecretary@SantaBarbaraCA.gov or by mail to City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

ABR - FINAL REVIEW

A. 116 ANACAPA ST OC/SD-3 Zone

Assessor's Parcel Number: 033-083-017
Application Number: MST2016-00398
Owner: Susan Miratti Trust
Architect: Andrulaiti Mixon

(Proposal for a change of use and exterior alterations to an existing 5,733 square foot non-residential building. The project will include converting 2,503 square feet of floor area back to a permitted parking garage, replacing the existing garage doors with glass roll-up doors, new brick veneer on portions of the exterior facade, new paint color, and parking lot restripe to add an ADA-compliant space and path of travel. The project will also include new landscaping pockets, lighting fixtures, bicycle parking, awnings, and a new roof membrane.)

(Project was last reviewed on September 26, 2016 at the full board level.)

ABR - NEW ITEM

B. 1819 CLIFF DR C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-013-002 Application Number: MST2016-00393

Owner: Ernest J Panosian Trustee

Landscape Architect: Robert Fowler

Business Name: Shoreline Plaza Shopping Center

(Proposal for site alterations to an existing commercial property comprising of the following: modify and restripe the existing parking lot and include an ADA path of travel, relocate trash enclosure, and install a pedestrian light pole. One new parking space will result from this reconfiguration.)

ABR - NEW ITEM

C. 94 FREDERIC LOPEZ RD

Assessor's Parcel Number: 073-080-067
Application Number: MST2016-00452
Owner: City of Santa Barbara
Contractor: Thomas Larsen
Architect: Richard Redmond

(Proposal to install two water vending machines in existing window openings flanking a commercial storefront entry.)